

MEETING MINUTES

Council Planning Committee

November 9, 2015

Council Conference Room

Attending:

Committee Members: Mayor Bennett, Councilwoman Hess

Staff: Town Planner Wes Haskett, Town Manager Peter Rascoe

Public: None

The single item considered by the Committee was a briefing by Mr. Haskett on the new State law, NC Session Law 2015-86, *"An Act to Clarify When a County or Municipality May Enact Zoning Ordinances Related to Design and Aesthetic Controls"*, and a possible future building permit application for a multi-bedroom house, which would effectively be a violation of the Town Code's occupancy limit. Mr. Haskett reported that he had previously denied a building permit for a house which plan's indicated occupancy in excess of the Town Code limitation, and that no appeal had ensued. Mr. Haskett reported that it is his understanding that other nearby jurisdictions are utilizing occupancy limits as well to control dwelling size. However, due to the reported potential size of the proposed dwelling becoming known to the Town's Planning and Inspections Department, the potential applicant may be preparing to test the legal validity of the Town's current position of enforcing an occupancy limit.

The Committee concurred with the Mayor agendaizing a Council briefing by the Town Attorney at the Council's upcoming December 1, 2015 regular meeting. The Committee members also recommended that Mr. Haskett and Mr. Rascoe brief the SSCA leadership and it's ARB Chairman on the potential emerging issue.

There being no other matters for discussion or business, the meeting was adjourned.